

**READINGTON TOWNSHIP PLANNING BOARD MINUTES
VIRTUAL REORGANIZATION AND REGULAR MEETING
January 24, 2022**

The Meeting was called to order by Attorney Razin at 7:00 p.m. stating that the requirements of the Open Public Meetings Act have been met and that this meeting had been duly advertised.

IN AN EFFORT TO FOLLOW BEST PRACTICES RECOMMENDED BY THE CDC, THIS MEETING WILL BE CONDUCTED VIRTUALLY FOR ALL BOARD MEMBERS, BOARD PROFESSIONALS, APPLICANT AND APPLICANT'S TEAM, ANY INTERESTED PARTIES AND MEMBERS OF THE PUBLIC. MEMBERS OF THE PUBLIC ARE INVITED TO VIEW MEETINGS LIVE USING WEBEX WHICH ALLOWS THEM TO "RAISE A HAND" AND CONTRIBUTE WITH VOICE AND VIDEO DURING THE PUBLIC PORTIONS OF THE MEETING. MEMBERS OF THE PUBLIC WHO ARE CALLING IN BY PHONE WILL ALSO HAVE THE OPPORTUNITY TO CONTRIBUTE WHEN CALLED UPON TO SPEAK.

SWEARING IN OF NEW MEMBERS

Attorney Razin swore in new members as follows:

John Albanese-Class I
Adam Mueller-Class III
Tanya Rohrbach-Class IV
Jacqueline Hindle-Class IV
Craig Villa-Alt. #1
Neil Hendrickson-Alt. #2

ROLL CALL

Board Members in Attendance:

Albanese, J.
Allen, J.
Cook, J.
Filler, C.
Hindle, J.
Mueller, A.
John, C.
Monaco, R.
Rohrbach, T.
Villa, C.
Hendrickson, N.

Others Present

Attorney Katie Razin for Board Attorney Jonathan Drill, Board Planner Michael Sullivan, Board Engineer Rob O'Brien, and Board Secretary Ann Marie Lehberger.

NOMINATION AND ELECTION

Nomination of Board Chair

Ms. Filler moved, and Ms. Hindle seconded a motion to appoint Ron Monaco as the Board Chair for 2022. The roll call vote follows.

Member	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese			X					
Allen			X					
Cook			X					
Filler	X		X					
Hindle		X	X					
John			X					
Mueller			X					
Monaco			X					
Rohrbach			X					
Villa			X					
Hendrickson			X					

Chair Monaco took over the meeting.

Nomination of Board Vice Chair

Ms. Allen moved, and Mr. Albanese seconded a motion to appoint Cheryl Filler as the Board Vice Chair for 2022. The roll call vote follows.

Member	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese		X	X					
Allen	X		X					
Cook			X					
Filler			X					
Hindle			X					
John			X					
Mueller			X					
Monaco			X					
Rohrbach			X					
Villa			X					
Hendrickson			X					

Nomination of Board Vice Chair Pro Temp

Mr. Albanese moved, and Ms. Hindle seconded a motion to appoint Chris John as the Board Vice Chair Pro Temp for 2022. The roll call vote follows.

Member	Motion	2 nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese	X		X					
Allen			X					
Cook			X					
Filler			X					
Hindle		X	X					
John			X					
Mueller			X					
Monaco			X					
Rohrbach			X					
Villa			X					
Hendrickson			X					

Nomination of Board Secretary

Ms. Filler moved, and Mr. Mueller seconded a motion to appoint Ann Marie Lehberger as the Board Secretary for 2022. The roll call vote follows:

Member	Motion	2 nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese			X					
Allen			X					
Cook			X					
Filler	X		X					
Hindle			X					
John			X					
Mueller		X	X					
Monaco			X					
Rohrbach			X					
Villa			X					
Hendrickson			X					

SELECTION OF BOARD PROFESSIONALS

Board Attorney – Jonathan E. Drill, Esq. Stickel Koenig Sullivan & Drill, LLC

Board Planner – Michael Sullivan, Clarke Caton Hintz

Board Engineer - Robert S. O'Brien, Van Cleef Engineering Associates

Traffic Engineer – Jay Troutman, McDonough & Rea Associates

Environmental Consultants – Princeton Hydro

Conflict Engineer – Mott MacDonald LLC

Mr. Cook moved, and Ms. Filler seconded a motion to approve the Board Professionals for 2022. The roll call vote follows.

Member	Motion	2 nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese			X					
Allen			X					
Cook	X		X					
Filler		X	X					
Hindle			X					
John			X					
Mueller			X					
Monaco			X					
Rohrbach			X					
Villa			X					
Hendrickson			X					

APPROVAL OF CALENDAR FOR 2022

Mr. Cook moved, and Mr. Albanese seconded a motion to approve the 2022 calendar. The roll call vote follows:

Member	Motion	2 nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese		X	X					
Allen			X					
Cook	X		X					
Filler			X					
Hindle			X					
John			X					
Mueller			X					
Monaco			X					
Rohrbach			X					
Villa			X					
Hendrickson			X					

SELECTION OF TECHNICAL REVIEW COMMITTEE

Ms. Filler, Mr. John, Mr. Monaco and Ms. Hindle volunteered for the 2022 technical review committee. Mr. Hendrickson would be an alternate member as needed.

SELECTION OF NEWSPAPERS FOR PUBLICATION

Hunterdon County Democrat
Hunterdon Review
Courier News
Star Ledger
Express Times

Mr. Albanese moved, and Ms. Filler seconded a motion to approve the newspapers for 2022. The roll call vote follows:

Member	Motion	2 nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese	X		X					
Allen			X					
Cook			X					
Filler		X	X					
Hindle			X					
John			X					
Mueller			X					
Monaco			X					
Rohrbach			X					
Villa			X					
Hendrickson			X					

APPROVAL OF RULES AND REGULATIONS FOR 2022

Mr. Cook moved, and Ms. Filler seconded, a motion to adopt the rules and regulations for 2022. The roll call vote follows:

Member	Motion	2 nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese			X					
Allen			X					
Cook	X		X					
Filler		X	X					
Hindle			X					
John			X					
Mueller			X					
Monaco			X					
Rohrbach			X					
Villa			X					
Hendrickson			X					

PUBLIC HEARING

Chubb INA Holdings, Inc. / Rosedale and Rosehill Cemetery Association

Appl# PB21-003 – Application for Preliminary Site Plan Approval and Conditional Use Approval for a Cemetery on Block 12, Lots 16 and 16.01

Chair Monaco announced that this application will not be heard this evening. It will be carried to a Special Meeting on January 31, 2022, at 7:00 p.m. The meeting will be held virtual via Webex. Attorney Razin stated that out of an abundance of caution, new notice will be provided.

OTHER BUSINESS

Ordinance Referral- Ordinance - #04-2022

An Ordinance of The Township of Readington to amend the Zoning Map and Article IV "District Regulations" of Chapter 148 "Land Development" of the Code of The Township of Readington to create a new zone known as The Licensed Cannabis Business Overlay (LCBO) Zone District

Board Planner Michael Sullivan provided a brief overview of the ordinance.

Ms. Filler moved, and Ms. Hindle seconded, a motion to advise the Township Committee that the Board finds Ordinance #04-2022 to be not inconsistent with the Master Plan. The roll call vote follows:

Member	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese			X					
Allen			X					
Cook				X				
Filler	X		X					
Hindle		X	X					
John			X					
Mueller			X					
Monaco			X					
Rohrbach			X					
Villa							X	
Hendrickson							X	

Ms. Rohrbach requested the Board's support of the Green Team's application for the Complete Streets Technical Assistance Program through Sustainable New Jersey. Ms. Rohrbach also requested that the Board ask the Township Committee to adopt a resolution to authorize the application.

Ms. Allen moved, and Ms. Filler seconded, a motion to have the Board secretary write a letter of support for the Complete Streets Technical Assistance Program application and request the Township Committee to adopt a resolution to authorize the application. The motion carried unanimously.

ADJOURNMENT

Mr. Cook moved, and Ms. Filler seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at approximately 7:35 p.m.

Respectfully submitted,
Ann Marie Lehberger
Planning Board Secretary